

Date: May 5, 2014

To: Thomas J. Bonfield, City Manager

Through: W. Bowman Ferguson, Deputy City Manager

From: Joel V. Reitzer, Jr., Director, General Services Department

Subject: 400 Cleveland Street Roof and Envelope Renovations Contract with L.A. Downey & Son, Inc.

Executive Summary

On March 18, 2014, seven bids were opened for the 400 Cleveland Street Roof and Envelope Renovations project. The lowest, responsive, responsible bid was submitted by L.A. Downey & Son, Inc. The base scope of work was bid at \$420,169.00 and includes a new flat roof assembly for the facility, tuck-pointing and application of brick sealant to the entire building, replacement of the exterior stair, and replacement of sealants at all doors and windows.

The General Services Department recommends accepting bid Alternate #1, tuck point/clean brick stains on back side of parapet and wing walls for \$5,750.00; Alternate #2, remove railing that's no longer needed, due to the demolition of the existing stair, and infill with brick for \$2,500.00; Alternate #3, install stainless steel railing in lieu of painted steel at new stair for \$13,480.00; Alternate #4, clean all existing exterior aluminum railing for \$800.00; and Alternate #5, repair cracks in soffit for \$4,000.00, for a total contract value of \$446,699.00.

Recommendation

The General Services Department recommends that the City Council:

1. Authorize the City Manager to execute a construction contract for the 400 Cleveland Street Roof and Envelope Renovations project with L.A. Downey & Son, Inc. in the amount of \$446,699.00, which includes the base bid and all recommended alternates.
2. Establish a project contingency in the amount of \$44,600.00 and authorize the City Manager to negotiate and execute change orders on 400 Cleveland Street Roof and Envelope Renovations construction contract, provided the total project cost does not exceed the amount budgeted for construction phase plus the project contingency.

Background

The Durham Parks and Recreation Department's core administration functions are housed at 400 Cleveland Street. The building is slab on grade, framed in steel with CMU walls and a brick veneer. The roof system consists of a steel framing system with a steel roof deck, insulation and a single ply PVC covering, with a total roof area of 8,970 square foot. The roof has developed numerous leaks throughout the years, and various patches have been

installed. In major storm events there is heavy water flow in a number of areas on the interior of the building.

In November 2010, Conley Group, Inc., of Irving, Texas, was selected through a Request for Qualifications (RFQ) process to perform building analysis, assessment, and design services for eight City of Durham buildings in need of roof and envelope renovations. On January 10, 2011, the City entered into a professional services agreement with Conley Group, Inc. which included the roof and envelope assessment of 400 Cleveland Street. The contract was amended on April 10, 2012 to include full design services for the facility. Analysis, assessment and design services were funded with FY 2010-2011 Deferred Maintenance funds. In FY 2012-2013, the City Council approved a Capital Improvements Program (CIP) project in the amount of \$600,000.00 for the replacement of the existing roof and other envelope improvements at 400 Cleveland Street to address ongoing water intrusion problems.

Issues/Analysis

The roof of the 400 Cleveland Street building is at the end of its useful life, and has undergone a series of roof patching over the years. Leaks are evident overhead in office space and exterior walls in bathrooms. The original double-pane metal windows in two offices leak under severe storm conditions. The metal and concrete stairs/bridge from the second floor is beyond repair and needs to be replaced. Much of the brick on the building is failing, streaked and dirty. Addressing these deficiencies will extend the useful life of the facility.

The 400 Cleveland Street Roof and Envelope Renovations construction project bid on March 18, 2014 and the bid results are as follows:

Company	Base Bid		Base + All Alternates	
Midwest Maintenance	\$	676,000	\$	735,400
L.A. Downey & Son, Inc.	\$	420,169	\$	446,699
Riggs-Harrod Builders, Inc.	\$	887,634	\$	954,634
Progressive Inc.	\$	466,300	\$	504,220
Strickland Construction	\$	697,256	\$	769,306.65
Owens Roofing, Inc.	\$	582,560	\$	605,260
H.M. Kern	\$	549,700	\$	587,600

Alternatives

An alternative is to not proceed with the project. Staff recommends against this alternative as financial resources have been allocated to fully fund this project. Postponement of this renovation will result in continued degradation of the building envelope and continued costs for repairs.

Financial Impacts

Project Funding Sources

Installment Sales	3301C990 - CC240	\$600,000
Deferred Maintenance	0C200000 - 723500	\$68,100
Total Project Funding		\$668,100

Funding Uses Summary

Prior:		
Building Assessment	0C200000 - 723500	\$19,300
Design, Construction Administration	0C200000 - 723500	\$48,800
Total		\$68,100
Current:		
Construction Contract	3301C990-731000-CC240	\$446,699
Construction Contingency	3301C990-731900-CC240	\$44,600
Total Financial Impact		\$491,299
Unallocated Funds	3301C990 - CC240	\$108,701
Total		\$600,000
Funding Uses Total		\$668,100

SDBE Summary

The Equal Opportunity/Equity Assurance Department reviewed the bid submitted by L.A. Downey & Son, Inc., of Durham, NC to determine compliance with the Ordinance to Promote Equal Business Opportunities in City Contracting. The goals for this project are MSDBE 6% and WSDBE 1%. It was determined that L.A. Downey & Son, Inc. was in compliance with the Ordinance to Promote Equal Business Opportunities in City Contracting.

MSDBE REQUIREMENTS

L.A. Downey & Son, Inc. will subcontract to the following certified firm:

Firm	ID	City/State	Amount	% of Contract
Skyrock Construction, LLC	MSDBE	Durham, NC	\$112,564	27%

The MSDBE goals have been met. WSDBE goal were not met but L.A. Downey & Son, Inc. demonstrated good faith efforts in trying to meet that goal.

WORKFORCE STATISTICS

The workforce statistics for L.A. Downey & Son, Inc. are as follows:

Total Workforce	25	
Total Females	2	8%
Total Males	23	92%
Black Males	4	16%
White Males	17	68%
Other Males	2	8%
Black Females	0	0%
White Females	2	8%
Other Females	0	0%